

HRG. DATE May 15, 2018

CASCADE COUNTY PLANNING BOARD

PLANNING STAFF Report and Recommendations

REGARDING Planning Board Hearing Scheduled for May 15, 2018

SUBJECT Amending the Cascade County Subdivision Regulations

PRESENTED BY Alex Dachs, Cascade County Senior Planner

GENERAL INFORMATION

Property Location The Subdivision Regulations will regulate all of Cascade County except for the incorporated communities of Great Falls, Belt, Neihart, and Cascade.

Requested Action Adoption of Amendments to the Cascade County Subdivision Regulations

SPECIAL INFORMATION

The Cascade County Planning Division Staff, in response to the Montana State Legislature changes in the Montana Subdivision and Platting Act laws, have direction from the Montana Association of Counties (MACO) attorneys, and have drafted the Cascade County Subdivision Regulations 2018 version for public comment.

The majority of changes that were content were due to changes after the 2017 Legislative Session. Counties throughout the state were given a set of model language that each county could modify and incorporate into existing Subdivision Regulations. Portions of these changes have been inserted within our existing subdivision regulations to be evaluated through the local planning board and other community members through this public forum to present to the County Commission.

A majority of the changes to these regulations are corrections to typing errors in the past that do not change the original intent. Other changes as noted on the summary sheet address and clarify language as a result of state legislature adoption of HB245 on requiring timelines for review of a final subdivision plat, HB445 on Subdivision Phasing as well as SB219 on Mortgage Exemptions.

RECOMMENDATIONS

The following recommendations are provided for the Board's consideration:

1. Recommend to the County Commission the Amended Cascade County Subdivision Regulations be adopted; or
2. Recommend to the County Commission the Amended Cascade County Subdivision Regulations **not** be adopted; or
3. Table the proposed Amended Cascade County Subdivision Regulations in order to add or remove language and allow for more discussion on the proposed regulations.